



Cortel

a Verizon Wireless Contractor

ALTERNATE SITE ANALYSIS

Verizon Wireless Communications Facility: Miguel Ranch
6434 Jonel Way, Bonita, CA 91902

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is zoned RR LU SR-1, a non-preferred zone as defined in the County Zoning Ordinance Section 6986A.I(a). However, County zoning states that it prefers co-location on existing sites whenever possible. The proposed project is a co-location on an existing site where a new mono-eucalyptus tower will be installed to replace an existing monopalm. In addition, there will be 12 antennas and 12 remote radio units (RRU), a 4-ft. microwave dish, 2 GPS, an equipment cabinet and emergency generator installed.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. The proposed site allows the applicant to provide coverage to Miguel Ranch area of Bonita. The project site is currently an existing Sprint mono-palm, and this would be a drop-and-swap colocation, as a simple colocation on the existing facility would neither remain stealth, nor could it accommodate the necessary RF height.

Verizon Wireless considered two additional locations: Mount Miguel Equestrian Center, 6556 Jonel Way, APN 585-11-31600 (#1 on the map below); and Jensen Kennel Dog Boarding, 3655 Proctor Valley Rd, APN 585-10-10400 (#2 on the map below). The Jensen Dog Kennel dog property owner was not interested in Verizon locating a tower on their property. The property owners at Mount Miguel Equestrian Center were very interested and selected, and all application materials were prepared and submitted. In response to a public concern and recommendation by County Planning staff, this site was released, and the current application was prepared for 6434 Jonel Way (shown as candidate A on the map below).

Preferred Sites in the Geographical Service Area

There are no preferred zones in the geographical service area; most all zoning designations are residential within the GSA in Bonita.

County preferred locations are:

- (a.) (1) *Existing structures*, including, but not limited to, water tanks, utility towers and poles, traffic lights, "cobra-style" streetlights, and roadway overpasses in non-residential zones when the size and scale are compatible.
- (2) *Commercial and industrial buildings*.
- (3) *County or other government facilities* (e.g., fire district buildings, road stations, freeway park and ride lots), excluding Elementary and Middle schools and County parks.
- (4) *Co-location in zones other than residential* to a total of three (3) towers each.

SDC PDS RCVD 10-10-16

ZAP01-122W1

Existing structures

Water Tanks

There are no water tanks in the geographical service area. The nearest are 2.25 miles away.

Utility Towers, Poles, Traffic Lights, Street Lights

There are no lattice-style utility towers in the area; there are wooden utility poles. None of these alternatives are technically feasible due to the need for 12 antennas and the accompanying remote radio units (RRUs), which need more than the wooden pole to support their weight. The proposed monoeucalyptus structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

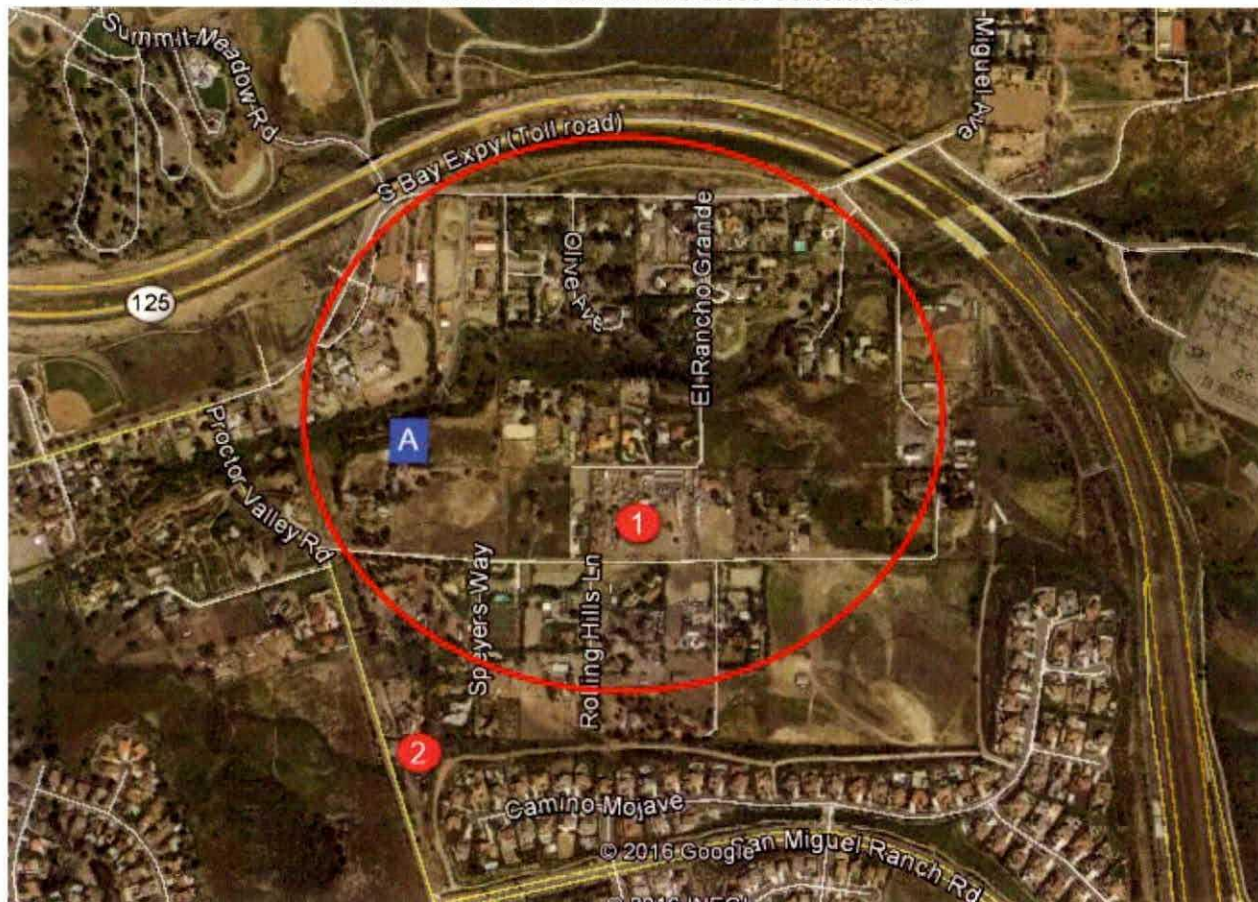
Other Preferred Sites

Commercial and Industrial Buildings—the closest commercial or industrial buildings are approximately 1.6 miles away at the intersection of Central and Bonita, which is outside of the search ring and service area.

Schools. The nearest school is Sunnyside Elementary located 1.25 miles away, and outside of the search ring. Additionally, the elementary school is not a preferred location, according to Section 6986 A.2.a of the County Zoning Ordinance.

Parks. The nearest park is Summit Park, located approximately 0.67 miles away. There is currently a Verizon site located here and due to terrain it does not service the intended service area of the Ramona Oaks site.

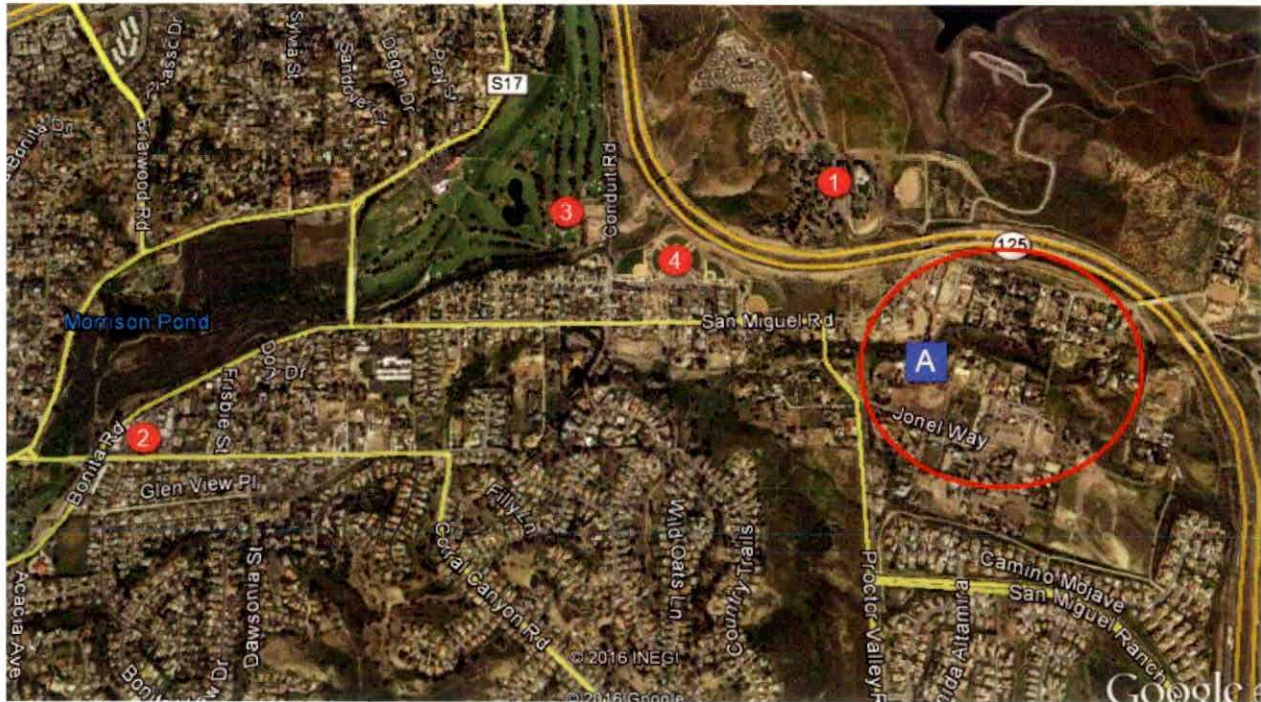
Aerial View of Alternative Sites Considered



A – **Current Proposed Site Location:** 6434 Jonel Way, Bonita, CA 91902

- 1- **Mount Miguel Equestrian Center**, 6556 Jonel Way, Bonita, CA 91902 – Public Concern/County recommendation to re-locate and co-locate at existing proposed location.
- 2- **Jensen Kennel Dog Boarding**, 3655 Proctor Valley Rd. Bonita, CA 91902 – No interest from LL.

Aerial View of County Preferred Sites



A – **Current Proposed Site Location:** 6434 Jonel Way, Bonita, CA 91902 – County prefers the co-location of wireless facilities on existing sites whenever possible.

- 1- **Sweetwater Summit Regional Park**, Summit Meadow Road, Bonita, CA – This is the closest park to the search ring. Location does not provide a strategic location to allow a signal to cover the geographical service area.
- 2- **Commercial Center** - 5035 Central Ave, Bonita, CA 91902 – This is the closest commercial location to the search ring. Location does not provide a strategic location to allow a signal to cover the geographical service area.
- 3- **Bonita Golf Course** - 5540 Sweetwater Rd, Bonita, CA 91902 - Location does not provide a strategic location to allow a signal to cover the geographical service area.
- 4- **Summit Park** - 3218 Summit Meadow Rd, Bonita, CA 91902 - Location does not provide a strategic location to allow a signal to cover the geographical service area.